



**CITY OF PETALUMA, CALIFORNIA**

**REGULAR MEETING OF THE PLANNING COMMISSION**

City Hall Council Chamber

11 English Street

Petaluma, CA 94952

**MINUTES**

**Tuesday, May 14, 2024**

**CALL TO ORDER – (6:01 PM)**

**ROLL CALL**

PRESENT: Blake Hooper, Darren Racusen, Heidi Bauer, Janice Cader Thompson, Rick Whisman, and Roger McErlane

ABSENT: Jessica Mozes

**GENERAL PUBLIC COMMENT – (6:01 PM)**

During **General Public Comment**, the public is invited to make comments on items of public interest that are within the Commission's subject matter jurisdiction and that are not listed on the current agenda. Public comments are limited to up to three minutes per person. Depending on the number of persons wishing to address the Commission, time will be allocated in equal shares totaling no more than twenty minutes, subject to the Commission's discretion (Cal. Gov't. Code §54954.3(a), Petaluma City Council Rules, Policies and Procedures, III).

Chair Hooper opened general public comment.

- None

Chair Hooper closed general public comment.

Chair Hooper closed the Meeting Item and continued with the agenda.

**PRESENTATIONS – (6:02 PM)**

Chair Hooper announced there were no presentations during this meeting.

Chair Hooper closed the Meeting Item and continued with the agenda.

**APPROVAL OF MINUTES – (6:02 PM)**

1. Chair Hooper announced **Meeting Item 1 – Approval of Minutes for the meeting of April 23, 2024.**

Chair Hooper opened Meeting Item 1.

Chair Hooper invited the Commissioners to provide amendments.

No amendments were provided.

Chair Hooper requested a roll call vote.

A roll call vote was taken:

**Vote: Carried 6-0**

**Yes: Bauer, Cader Thompson, Hooper, McErlane, Racusen, and Whisman**

**No: None**

**Absent: Mozes**

**Abstained: None**

**Chair Hooper announced that the minutes were approved by a vote of 6-0.**

Chair Hooper closed Meeting Item 1 and continued with the agenda.

## **PUBLIC HEARINGS AND MATTERS FOR CONSIDERATION – (6:03 PM)**

- 2. Meeting Item 2 – Public Hearing** – Recommendation to the Planning Commission to conduct a public hearing and consider a recommendation to revoke a previously approved Conditional Use Permit authorizing an Alcoholic Beverage Establishment land use at 146 Kentucky St., currently operated by Notato, LLC, DBA “Jamison’s Roaring Donkey” located at 146 Kentucky St., APN 006-281-007. Findings for exemption from environmental review under the California Environmental Quality Act (CEQA) are recommended pursuant to CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies), which exempts actions by regulatory agencies to enforce or revoke a permit or other entitlement for use issued. **THIS MEETING ITEM WAS PUBLISHED ON THURSDAY**

Chair Hooper introduced Meeting Item 2.

Chair Hooper announced this item was a public hearing and did require disclosing any *ex-parte* communications.

No *ex-parte* communication disclosures were made.

Assistant City Attorney Jordan Green presented on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to questions for staff.

- Council Member Cader Thompson
- Commissioner Racusen
- Commissioner Bauer
- Chair Hooper
- Commissioner McErlane
- Commissioner Whisman

The property owner’s representative (Michael Bluto) presented on Meeting Item 2.

Chair Hooper opened Meeting Item 2 to questions for the property owner.

- Commissioner McErlane
- Chair Hooper
- Commissioner Bauer

- Commissioner Racusen
- Council Member Cader Thompson

Chair Hooper opened Meeting Item 2 to public comments:

Emailed:

- Michael Bluto

In Person:

- Michael Bluto

Chair Hooper closed public comment and the public hearing.

Chair Hooper brought the item back to the Commission for discussion.

Chair Hooper requested a motion to vote on Meeting Item 2.

Commissioner Racusen motioned for a vote, and Commissioner MacErlane seconded the motion.

Chair Hooper requested a roll call vote.

A roll call vote was taken:

**Vote: Carried 5-1**

**Yes: Bauer, Cader Thompson, Chair Hooper, McErlane, Racusen**

**No: Whisman**

**Absent: Mozes**

**Abstained: None**

**Chair Hooper announced that the motion was carried by a vote of 5-1.**

Chair Hooper closed Meeting Item 2 and continued with the agenda.

A short break was taken.

**Meeting Item 3 – Public Hearing** – Recommendation to the Planning Commission to conduct a public hearing and Approve a Resolution Recommending to the City Council to Make Findings of Exemption Under the California Environmental Quality Act and Introduce (Give First Reading of) an Ordinance to Amend Table 4.4 and Chapter 28 “Glossary” of the Petaluma Implementing Zoning Ordinance to Accompany and Implement a New Chapter 6.10 of the Petaluma Municipal Code Entitled “Cannabis Sales” to Continue Existing Commercial Cannabis Regulations and Allow Up to Three Retail Storefront Cannabis Businesses in Business Park and Industrial Districts in Petaluma. **THIS MEETING ITEM WAS PUBLISHED ON THURSDAY, MAY 9, 2004.**

Chair Hooper Introduced Meeting Item 3.

Chair Hooper announced this item was a public hearing and did require disclosing any *ex-parte* communications.

No *ex-parte* communication disclosures were made.

Assistant City Attorney Dylan Brady and Director of Community Development Brian Oh presented on Meeting Item 3.

Chair Hooper opened Meeting Item 3 to the Commission to questions for staff and applicants.

- Commissioner Racusen
- Commissioner Bauer
- Commissioner Whisman
- Council Member Cader Thompson
- Commissioner McErlane
- Chair Hooper

Chair Hooper opened Meeting Item 3 to public comments:

Emailed:

- None

In Person:

- Jamie Reagen
- Michael Bluto

Chair Hooper closed public comment and the public hearing.

Chair Hooper brought the item back to the Commission for discussion.

Chair Hooper requested a motion to vote on Meeting Item 3.

Commissioner Whisman motioned for a vote, and Council Member Cader Thompson seconded the motion.

Chair Hooper requested a roll call vote.

A roll call vote was taken:

**Vote: Carried 5-1**

**Yes: Cader Thompson, Chair Hooper, McErlane, Racusen, and Whisman**

**No: Bauer**

**Absent: Mozes**

**Abstained: None**

**Chair Hooper announced that the motion was carried by a vote of 5-1.**

Chair Hooper closed Meeting Item 3 and continued with the agenda.

#### **COMMISSION COMMENT – (9:05 PM)**

Council Member Cader Thompson

Commissioner Racusen

Chair Hooper

#### **STAFF COMMENT – (9:13 PM)**

Andrew Trippel, Planning Manager

#### **ADJOURNMENT**

Chair Hooper adjourned the meeting at 9:17 p.m.

